

M E M O R A N D U M

DATE: January 15, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0120-A – Appeal Period Expired

The appeal period for the above-referenced case expired on January 14, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

/dlw

IN RE: PETITION FOR VARIANCE

(208 Woodbrook Lane)

9th Election District

2nd Council District

Neil W. Didriksen & Jane C. Brown

Legal Owners

Petitioners

*

*

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*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0120-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Neil W. Didriksen & Jane C. Brown, legal owners of the subject property ("Petitioners"). Petitioners are requesting variance relief pursuant to the Baltimore County Zoning Regulations ("BCZR") to permit a proposed replacement single family dwelling with a front yard setback of 32.8 feet in lieu of the required 50 feet. A site plan was marked as Petitioners' Exhibit 1.

Professional engineer Rick Richardson and architect Charles Alexander appeared in support of the petition. Adam Baker, Esq. represented Petitioners. Tom George, from Ruxton-Riderwood Lake Roland Area Improvement Association ("RRLRAIA"), attended the hearing to obtain additional information regarding the project. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comment were received from the Department of Environmental Protection and Sustainability ("DEPS") and the Department of Planning ("DOP"). Neither agency opposed the request.

The site is approximately 2 acres in size and zoned DR-1. The property is unimproved although a single-family dwelling (which has recently been razed) was on the site for many years. Petitioners propose to construct a new single-family dwelling on the lot, although a front setback

ORDER RECEIVED FOR FILING

Date

12-13-18

By

Sen

variance is needed before they can do so.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property has irregular dimensions and a significant grade change across the site. As such it is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the single-family dwelling in the location proposed. Both Mr. Richardson and Mr. Alexander explained that if the proposed dwelling was moved to the north to satisfy the 50' setback the Petitioners would be required to perform significant grading into the slope at that location. Both witnesses also noted that a home in that location would necessitate a 16' retaining wall and could also result in the loss of specimen trees. In my opinion these are also practical difficulties (if not hardships) Petitioners would experience if the regulations were strictly interpreted.

I received and reviewed letters of opposition from two (2) adjoining neighbors, both of whom suggest the proposed home should be relocated on the site closer to where the original dwelling stood. Even if that was done Petitioners would still require a front setback variance given the obstacles noted above which would also come into play if the proposed house was moved westward on the site. The Design Review Panel (DRP) held a public hearing and approved the site plan, and I will include in the Order below the conditions proposed by that panel. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This

ORDER RECEIVED FOR FILING

Date 12-13-18

By Sen

is demonstrated by the testimony summarized above and the absence of County agency opposition.

THEREFORE, IT IS ORDERED, this 13th day of **December, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit a proposed replacement single family dwelling with a front yard setback of 32.8 feet in lieu of the required 50 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- (1) Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
- (2) Petitioners must comply with the DEPS ZAC comment, a copy of which is attached hereto and made a part hereof.
- (3) Petitioners must comply with Conditions 1-5 imposed by the DRP at its meeting on October 10, 2018 and referenced as agenda Item 2 on the correspondence attached hereto.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 12-13-18

By sln



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 208 Woodbrook Lane which is presently zoned DR1
Deed References: 39466/00231 10 Digit Tax Account # 2300011692
Property Owner(s) Printed Name(s) Neil W. Didriksen & Jane C. Brown

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. X a **Variance** from Section(s)
See attached Sheet 1.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____
Signature _____
Date 12/13/18
By sen
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Justin A. Williams, Esq. / Rosenberg Martin Greenberg, LLP

Name- Type or Print _____
Signature _____
25 S. Charles St., 21st Floor Baltimore MD
Mailing Address _____ City _____ State _____
21201 (410) 727-6600 jwilliams@rosenbergmartin.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See attached Sheet 2.
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Justin A. Williams, Esq. / Rosenberg Martin Greenberg, LLP
Name - Type or Print _____
Signature _____
25 S. Charles Street, 21st Floor Baltimore MD
Mailing Address _____ City _____ State _____
21201 (410) 727-6600 jwilliams@rosenbergmartin.com
Zip Code Telephone # Email Address

CASE NUMBER 2019-0120-A Filing Date 10/15/18 Do Not Schedule Dates: _____ Reviewer BJ

Petition for Variance

Attached Sheet 1

Requested Variance

Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations – to permit a proposed replacement single family dwelling with a front yard setback of 32.8 feet in lieu of the required 50 feet.

**ZONING DESCRIPTION FOR
208 WOODBROOK LANE
9TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

on northeast side

BEGINNING FOR THE SAME at a point in or near the center of Woodbrook Lane (20' wide paving) at a distance of 1,125 feet West of the centerline of the nearest improved intersecting street Buchanan Road which is 50' wide. Thence binding on or near the centerline of Woodbrook Lane the following courses and distances (1) North 62 degrees 00 minutes 06 seconds West 79.88 feet, (2) North 57 degrees 28 minutes 06 seconds West 216.00 feet, (3) North 62 degrees 38 minutes 06 seconds West 112.21 feet, (4) North 65 degrees 34 minutes 05 seconds West 71.12 feet, (5) North 67 degrees 26 minutes 06 seconds ^{WEST} 19.53 feet, thence leaving Woodbrook Lane for the following courses and distances, (6) North 24 degrees 24 minutes 24 seconds East 144.39 feet; (7) South 75 degrees 35 minutes 02 seconds East 218.90, (8) South 68 degrees 48 minutes 16 seconds East 114.95 feet, (9) South 42 degrees 25 minutes 46 seconds East 146.66 feet, (10) South 14 degrees 09 minutes 24 seconds West 174.63 feet to the point of beginning;

Containing a net area of 87,122 square feet, or 2.00 acres of land, more or less.

Item # 0120

Debra Wiley

2019-0120-A

Postmarked 12/10/18
10 AM

From: Marty Ogle <mert1114@aol.com>
Sent: Sunday, December 09, 2018 7:20 PM
To: Administrative Hearings
Subject: 208 Woodbrook Lane

RECEIVED
DEC 10 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

2nd set of certificates

CERTIFICATE OF POSTING

CASE NO. 2019-0120-A
PETITIONER/DEVELOPER
ROSENBERG MARTIN
BRICKWORK LLC
DATE OF HEARING/CLOSING
12/11/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

208 WOODBROOK LANE
SIGN #2

THIS SIGN(S) POSTED ON November 16, 2018 December 9, 2018
(MONTH, DAY, YEAR)

SINCERELY,
Marty Ogle 11/16/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD 21234
443-629-3411

ZONING
NOTICE
2019-0120-A
A PROPOSED ZONING MAP WILL BE OPEN FOR
PUBLIC REVIEW AND COMMENT ON
DECEMBER 10, 2018
FROM 9:00 AM TO 5:00 PM
AT THE BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
BALTIMORE, MD 21201
FOR MORE INFORMATION, CONTACT THE PLANNING
DEPARTMENT AT 410-386-7300

Marty Ogle 12/9/18 SIGN #2

CERTIFICATE OF POSTING

CASE NO. 2019-0112-A
PETITIONER/DEVELOPER
WENDY MARTIN
GREENE LLC
DATE OF HEARING/CLOSING
12/11/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

218 WOODBROOK LANE

SIGN #1

THIS SIGN(S) POSTED ON November 15, 2018 December 9, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Wendy Martin 11/15/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411



Wendy Martin 12/9/18 SIGN #1

Sent from my iPhone





PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 208 Woodbrook Lane which is presently zoned DR1
 Deed References: 39466/00231 10 Digit Tax Account # 2300011692
 Property Owner(s) Printed Name(s) Neil W. Didriksen & Jane C. Brown

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. **X** a **Variance** from Section(s)
 See attached Sheet 1.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
 (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Caroline L. Hecker, Esq. / Rosenberg Martin Greenberg, LLP

Name- Type or Print

Signature

25 S. Charles St., 21st Floor Baltimore MD

Mailing Address City State

21201 (410) 727-6600 checker@rosenbergmartin.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See attached Sheet 2.

Name #1 – Type or Print Name #2 – Type or Print

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Caroline L. Hecker, Esq. / Rosenberg Martin Greenberg, LLP

Name – Type or Print

Signature

25 S. Charles Street, 21st Floor Baltimore MD

Mailing Address City State

21201 (410) 727-6600 checker@rosenbergmartin.com

Zip Code Telephone # Email Address

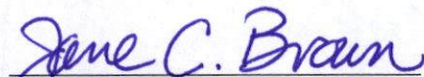
CASE NUMBER 2019-0120-A Filing Date / / Do Not Schedule Dates: Reviewer

Petition for Variance

Attached Sheet 2

Legal Owners (Petitioners):


Neil W. Didriksen

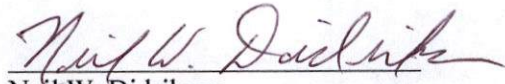

Jane C. Brown

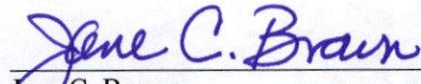
11659 St. Davids Lane
Lutherville, MD 21093
(443) 275-1144

Petition for Variance

Attached Sheet 2

Legal Owners (Petitioners):


Neil W. Didriksen

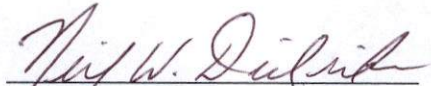

Jane C. Brown

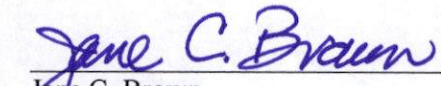
11659 St. Davids Lane
Lutherville, MD 21093
(443) 275-1144

Petition for Variance

Attached Sheet 2

Legal Owners (Petitioners):


Neil W. Didriksen


Jane C. Brown

11659 St. Davids Lane
Lutherville, MD 21093
(443) 275-1144

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
208 Woodbrook Lane; NE/S of Woodbrook *
Lane, 1125' W of c/line of Buchanan Road * OF ADMINISTRATIVE
9th Election & 2nd Councilmanic Districts HEARINGS FOR
Legal Owner(s): Neil Didriksen & Jane Brown*
Petitioner(s) * BALTIMORE COUNTY
* 2019-120-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED
OCT 24 2018

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of October, 2018, a copy of the foregoing Entry of Appearance was mailed to Justin Williams, Esquire, Rosenberg Martin & Greenberg, LLP, 25 S. Charles Street, 21st Floor, Baltimore, Maryland 21201, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

11/21/2018

Order #: 11644460
Case #: 2019-0120-A
Description:

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0120-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0120-A

208 Woodbrook Lane

NE/s Woodbrook Lane, west of Buchanan Road

9th Election District - 2nd Councilmanic District

Legal Owners: Neil Didriksen, Jane Brown

Variance to permit a proposed replacement single family dwelling with a front yard setback of 32.8 ft. in lieu of the required 50 ft.

Hearing: Tuesday, December 11, 2018 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3891.

n21

CERTIFICATE OF POSTING

CASE NO. 2019-0120-A

PETITIONER/DEVELOPER

ROSENBERG MARTIN
BREWERBERG LLP

DATE OF HEARING/CLOSING

12/11/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

208 WOODBROOK LANE
SIGN #2

THIS SIGN(S) POSTED ON November 18, 2018

(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 11/18/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE

CASE # 2019-0120-A

**A PUBLIC HEARING WILL BE HELD BY
THE ADMINISTRATIVE LAW JUDGE
IN TOWSON, MD**

PLACE: Room 205, Jefferson Building
105 W. Chesapeake Ave. Towson MD 21204

DATE AND TIME: Tuesday, December 11, 2018 at 2:30 p.m.

REQUEST: Variance to permit a proposed replacement
single family dwelling with a front yard setback of 32.8 ft.
in lieu of the required 50 ft.

POSTERMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE RECOMMENDED NECESSARY
TO CONFORM TO THE CITY OF TOWSON

DO NOT REMOVE THIS SIGN AND POSTER FROM THE WAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Yadun 11/18/18 SIGN #2

CERTIFICATE OF POSTING

CASE NO. 2019-0120-A

PETITIONER/DEVELOPER

ROSENBERG MARTIN
BREWERBERG LLP

DATE OF HEARING/CLOSING

12/11/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION :

LADIES AND GENTLEMAN :

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208 WOODBROOK LANE
SIGN#1

THIS SIGN(S) POSTED ON November 18, 2018
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 11/18/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

ZONING NOTICE

CASE # 2019-0120-A

**A PUBLIC HEARING WILL BE HELD BY
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IN TOWSON, MD**

PLACE: Room 205, Jefferson Building
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DATE AND TIME: Tuesday, December 11, 2018 at 2:30 p.m.

REQUEST: Variance to permit a proposed replacement
single family dwelling with a front yard setback of 32.8 ft.
in lieu of the required 50 ft.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CANCEL OR POSTPONE CALL 410-391-1391

DO NOT REMOVE THIS SIGN AND POST FROM THE SITE OR REAR UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

myadms gl 11/18/18 SIGN #1

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2019-0120-A
Property Address: 208 Woodbrook Lane
Property Description: northeast side of Woodbrook Lane,
* - 1125' west of Buchanan Rd
Legal Owners (Petitioners): Neil Didriksen + Jane C. Brawn
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Maggie Giordano
Company/Firm (if applicable): Rosenberg Martin Greenberg
Address: 25 S. Charles St.
21st Floor
Baltimore MD 21201
Telephone Number: 410 727 6600

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **176279**

Date: **10/15/18**

PAID RECEIPT

10/15/2018 10/15/2018 11:25:31

REC 0502 JALKIN JEE
 >>RECEIPT# 071113 10/15/2018 09/18

Dept: 5 328 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75.00

Rec Tot \$75.00
 Baltimore County, Maryland

Total: **\$75.00**

Rec From:

For: **Zoning Hearing - Case # 2019-0120-A**

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



DONALD I. MOHLER III
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

October 29, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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208 Woodbrook Lane
NE/s Woodbrook Lane, west of Buchanan Road
9th Election District – 2nd Councilmanic District
Legal Owners: Neil Didriksen, Jane Brown

Variance to permit a proposed replacement single family dwelling with a front yard setback of 32.8 ft. in lieu of the required 50 ft.

Hearing: Tuesday, December 11, 2018 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Justin Williams, 25 S. Charles Street, 21st Fl., Baltimore 21201
Neil Didriksen, Jane Brown, 11659 St. Davids Lane, Lutherville 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WED., NOVEMBER 21, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Wednesday, November 21, 2018 - Issue

Please forward billing to:

Maggie Giordano
Rosenberg, Martin & Greenberg, LLP
25 S. Charles Street, 21st Fl.
Baltimore, MD 21201

410-727-6600

NOTICE OF ZONING HEARING

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NE/s Woodbrook Lane, west of Buchanan Road
9th Election District – 2nd Councilmanic District
Legal Owners: Neil Didriksen, Jane Brown

Variance to permit a proposed replacement single family dwelling with a front yard setback of 32.8 ft. in lieu of the required 50 ft.

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



December 6, 2018

JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

Neil W. Didriksen & James Brown
11659 St. Davids Lane
Lutherville, MD 21093

Dear Mr. Didriksen & Mr. Brown:

RE: Case Number: 2019-0120A, Address: 208 Woodbrook Lane

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 15, 2018. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: MTC

Enclosures

c: People's Counsel
Justin Williams, Esq. 25 S. Charles Street 21st Floor Baltimore, MD 21201

12-11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0120-A
Address 208 Woodbrook Lane
(Didriksen & Brown Property)

Zoning Advisory Committee Meeting of **October 29, 2018**.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

- X Redevelopment of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Redevelopment of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Michael S. Kulis

ORDER RECEIVED FOR FILING

Date

12/13/18

By

Sen

5. Enhance the pedestrian travel ways across the vehicular entrances through either striped crosswalks or special paving.
6. Provide an exit only sign for the Joppa Road access of the site.
7. Provide outdoor amenity seating for employees.
8. The glass garage doors shall be tinted.

The motion was seconded by Mr. Ed Hord and approved by acclamation at 7pm.

ITEM 2

PROJECT NAME: 208 Woodbrook Lane

DRP PROJECT #: 607

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

208 Woodbrook Lane project was presented by Charles Alexander, of Alexander Design Studio.

The new home is designed as a series of pavilions linked together and forming internal courts as well as an elevated terrace to the rear. The garage is a similar pavilion on a slightly rotated geometry to further reference the informal vernacular of an outbuilding. Vehicular entry is from the high side of the site and curves around to a car court hidden by the garage massing. The main garage doors face away from the street with a side door for a work truck. The entrance to the home is by way of a private garden between two of the pavilions. The largest pavilion houses the main living areas which in turn open onto an elevated terrace between the house and the hill to the north. The exterior areas are screened from the street by the house. Materials are a stone base and board and batten siding with a metal standing seam roof.

DESIGN REVIEW PANEL COMMENTS:

Mr. David Martin, DRP Chairman, opened up the floor to the panel members for discussion.

Mr. Boswell asked if the garage door facing Charles Street can be moved to the back. He suggested to look at the possibilities to soften the east façade garage door with vegetation. Mr. Boswell inquired about the rationale for the design of stepping the stone base for the pavilions.

Mr. Ed Hord commented that he approved of the design.

Ms. Cecily Bedwell asked about the dimensions of the trim around the windows, window sills and if natural stone will be used. Mr. Alexander answered that the trim will be 4" and regarding the other questions they are in the process of negotiation with the contractor.

DISPOSITION:

Ms. Bedwell made the motion to approve the plan with the following conditions:

1. Soften the east façade garage door with landscaping in a natural fashion around the parking and the driveway access area.
2. The detailing of the natural stone veneer is to include proper capstone sills.
3. Provide detailing of the differentiation of sills on the windows and siding elevations.
4. Re-evaluate the design of the stone veneer step transitions to create a less drastic effect.
5. The panel is supportive of the 25' setback from the property line.

The motion was seconded by Mr. Boswell and approved by acclamation at 7:24 pm.

ORDER RECEIVED FOR FILING

Date

12/13/18

By

sen

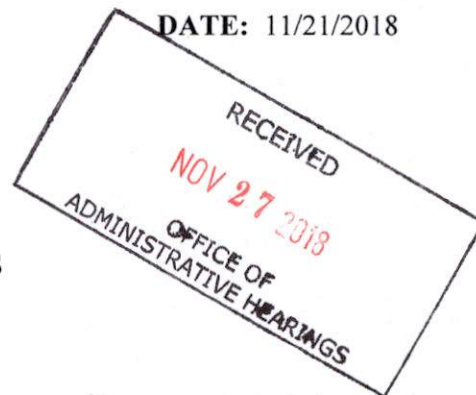
12-11

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-120



INFORMATION:

Property Address: 208 Woodbrook Lane
Petitioner: Neil W. Didriksen, Jane C. Brown
Zoning: DR 1
Requested Action: Variance

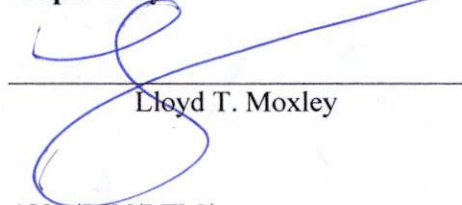
The Department of Planning has reviewed the petition for variance to permit a proposed replacement dwelling with a front yard setback of 32.8 feet in lieu of the required 50 feet.

A site visit was conducted on October 29, 2018. The property is located within the Ruxton-Riderwood-Lake Roland Residential Design Review Panel (DRP) area. The subject property is exceptionally sylvan and reflects the wooded character of Woodbrook Lane.

The Department of Planning has no objections to granting the petitioned zoning relief conditioned upon the recommendations of the DRP, to include landscaping, being incorporated into the development proposal.

For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

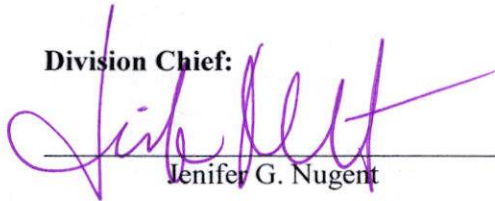
Prepared by:



Lloyd T. Moxley

AVA/JGN/LTM/

Division Chief:



Jennifer G. Nugent

c: Bill Skibinski

James Hermann, R.L.A., Department of Permits, Approvals and Inspections
Justin A. Williams, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

1d-11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: November 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0120-A
Address 208 Woodbrook Lane
(Didriksen & Brown Property)

Zoning Advisory Committee Meeting of **October 29, 2018**.

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- X Redevelopment of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Redevelopment of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Michael S. Kulis

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
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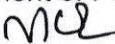
Reviewer: Michael S. Kulis

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: November 8, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 29, 2018
Item No. 2019-0052-A, 0111-A, 0112-A, 0114-A, 0115-A, 0116-A, 0117-A,
0118-A, 0119-A, 0120-A and 0121-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

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VKD: cen
cc: file

CASE NAME 208 Woodbrook Lane
CASE NUMBER 2019-0120-JPH
DATE Dec. 11, 2019

[illegible]

Case No.: 2019-0120-A

Exhibit Sheet

Petitioner/Developer

DW
1-15-19

Protestant

Sen
12-13-18

No. 1	Plan	
No. 2	Rendering - retaining wall	
No. 3	Rendering	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



Woodbrook Lane

EXHIBIT 12.07.2018 - SITE PLAN

Alexander Design Studio

8212 Main Street, Ellicott City, Maryland 21043 | 410.465.8207

PETITIONER'S

EXHIBIT NO. 2



16' H RETAINING WALL

AREA OF
DISTURBANCE

Woodbrook Lane EXHIBIT 12.07.2018 - VIEW

Alexander Design Studio

8212 Main Street, Ellicott City, Maryland 21043 | 410.465.8207

PETITIONER'S
EXHIBIT NO. 3

Minutes
Baltimore County Design Review Panel
October 10, 2018
Approved

Contents

Call to order and announcements

Review of today's agenda

Minutes of the September 12, 2018 meeting

Items for initial or continued discussion

1. 1641 East Joppa Road, Valvoline Oil – Loch Raven Commercial Review
2. 208 Woodbrook Lane – RRLRAIA Residential Review
3. 904 Applewood Lane – RRLRAIA Residential Review
4. 1401 W. Joppa Road – RRLRAIA Residential Review
5. 1403 W. Joppa Road – RRLRAIA Residential Review
6. 1216 Boyce Avenue – RRLRAIA Residential Review

Adjournment of the Board meeting

Appendices

Appendix A

Agenda

Appendix B

Minutes – September 12, 2018 meeting, as approved

Minutes
Baltimore County Design Review Panel
October 10, 2018
Approved

Call to order

Design Review Panel (DRP) Chairman, Mr. David Martin, called the regularly scheduled meeting of the Baltimore County DRP to order at 6:00 p.m. The following panel members were:

Present

Mr. David Martin
Mr. Ed Hord
Ms. Cecily Bedwell
Mr. Mitchell Kellman

Not Present

Ms. Julie Kirsch
Mr. Qutub Syed
Mr. John DiMenna
Mr. Richard Jones
Mr. Matt D'Amico
Ms. Nikki Brooks

Residential reviewer: Mr. Bruce Boswell.

County staff present were: Jeff Mayhew, Jenifer Nugent, Marta Kulchytska, Ngone Seye Diop, and Brett Williams.

Minutes of the September 12, 2018 Meeting

Mr. Ed Hord moved the acceptance of the September 12, 2018 draft minutes. The motion was seconded by Mr. Mitchel Kellman and passed by acclamation at 6:01 p.m.

The approved minutes are filed as Appendix B.

ITEM 1

PROJECT NAME: 1641 East Joppa Road, Valvoline Oil

DRP PROJECT #: 606

PROJECT TYPE: Loch Raven Commercial Review

PROJECT DESCRIPTION:

1641 East Joppa Road, Valvoline Oil project was presented by Dino La Fiandra and Randolph Kazazian, representatives from Mid-Atlantic Lubes, LLC, and Nicole Reedy, Landscape Architect from Morris & Ritchie Associates.

The project proposes to redevelop the former First Mariner Bank property at the southwest corner of East Joppa Road and Loch Raven Boulevard with a Valvoline Instant Oil Change facility. The development includes drive thru lanes which enter off of Loch Raven Boulevard from the back of the new proposed building and exit out onto East Joppa Road. Additionally, the project proposes new signage and landscaping.

SPEAKERS:

Peter Moulder, Vice President, The Associates of Loch Raven Village expressed his concerns about the project. He stated that the proposed project would be a step backward with proposed use and building design.

Janice Krach agreed that the project does not fit with the area and that the traffic flow would be an issue.

Bruce Krauff, Loch Raven area resident for 44-years, indicated that there were major problems with leaking and containment materials from a gas station located up the street and expressed his concerns that the leakage could happen on this site.

DESIGN REVIEW PANEL COMMENTS:

Mr. David Martin, DRP Chairman, opened up the floor to the panel members for discussion.

Mr. Ed Hord suggested to use materials and color changes for the crosswalks at the vehicular entrances for pedestrian safety. He stated that more landscaping was needed at the corner of Loch Raven Boulevard and East Joppa Road and proposed to use tinted glass for the garage door bays.

Ms. Cecily Bedwell suggested to use headers above the rough openings of the brick. She also proposed to use warmer colors for the mortar. Ms. Bedwell agreed with Mr. Hord's suggestion that more landscaping is needed at the corner of Loch Raven Boulevard and East Joppa Road. She also indicated the need to connect the sidewalk in front of the building with the sidewalk in the back of the building.

Mr. David Martin suggested to tint the garage door windows and asked the Baltimore County staff if they have any additional comments.

Ms. Jenifer Nugent referenced the prepared staff report and referenced comment to provide an exit only sign for the Joppa Road access of the site and an outdoor amenity seating for employees.

DISPOSITION:

Ms. Cecily Bedwell made the motion to approve the project with the following conditions:

1. Provide headers above all rough openings of the brick (for example, either soldier course brick or stone lintels).
2. A warm mortar color should be used with the brick.
3. Connect the sidewalks in the front of the building and the back of the building with a connecting paved sidewalk along the side.
4. Increase landscaping at the corner of Loch Raven Boulevard and East Joppa Road in a layered effect.

5. Enhance the pedestrian travel ways across the vehicular entrances through either striped crosswalks or special paving.
6. Provide an exit only sign for the Joppa Road access of the site.
7. Provide outdoor amenity seating for employees.
8. The glass garage doors shall be tinted.

The motion was seconded by Mr. Ed Hord and approved by acclamation at 7pm.

ITEM 2

PROJECT NAME: 208 Woodbrook Lane

DRP PROJECT #: 607

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

208 Woodbrook Lane project was presented by Charles Alexander, of Alexander Design Studio.

The new home is designed as a series of pavilions linked together and forming internal courts as well as an elevated terrace to the rear. The garage is a similar pavilion on a slightly rotated geometry to further reference the informal vernacular of an outbuilding. Vehicular entry is from the high side of the site and curves around to a car court hidden by the garage massing. The main garage doors face away from the street with a side door for a work truck. The entrance to the home is by way of a private garden between two of the pavilions. The largest pavilion houses the main living areas which in turn open onto an elevated terrace between the house and the hill to the north. The exterior areas are screened from the street by the house. Materials are a stone base and board and batten siding with a metal standing seam roof.

DESIGN REVIEW PANEL COMMENTS:

Mr. David Martin, DRP Chairman, opened up the floor to the panel members for discussion.

Mr. Boswell asked if the garage door facing Charles Street can be moved to the back. He suggested to look at the possibilities to soften the east façade garage door with vegetation. Mr. Boswell inquired about the rationale for the design of stepping the stone base for the pavilions.

Mr. Ed Hord commented that he approved of the design.

Ms. Cecily Bedwell asked about the dimensions of the trim around the windows, window sills and if natural stone will be used. Mr. Alexander answered that the trim will be 4" and regarding the other questions they are in the process of negotiation with the contactor.

DISPOSITION:

Ms. Bedwell made the motion to approve the plan with the following conditions:

1. Soften the east façade garage door with landscaping in a natural fashion around the parking and the driveway access area.
2. The detailing of the natural stone veneer is to include proper capstone sills.
3. Provide detailing of the differentiation of sills on the windows and siding elevations.
4. Re-evaluate the design of the stone veneer step transitions to create a less drastic effect.
5. The panel is supportive of the 25' setback from the property line.

The motion was seconded by Mr. Boswell and approved by acclamation at 7:24 pm.

ITEM 3

PROJECT NAME: 904 Applewood Lane

DRP PROJECT #: 608

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

904 Applewood Lane project was presented by Charles Alexander, of Alexander Design Studio.

The proposed single family house is to be located at 904 Applewood Lane. The site is a very deep lot that slopes up moderately for its full depth as well as having a cross slope to the west. The previous house that was demolished had two driveway entrances looping around some evergreen street trees. The project envisions a single entry drive that splits between guest parking in front of a terraced entry and a snaking driveway to a side loaded garage hidden from the entry and street. The garage drive allows movement vertically to a higher garage elevation allowing the rear of the house to match better with the elevations of the back yard. Windows into the basement are along the west side of the house. The massing of the house is primarily one story with a large shed dormer feature on the front and gables and a clerestory dormer on the rear. The lone two story part of the massing is at the entrance. Materials are white board and batten siding over a grey brick base with a grey metallic standing seam roof. Windows are aluminum clad with a dark finish.

DESIGN REVIEW PANEL COMMENTS:

Mr. David Martin, DRP Chairman, opened up the floor to the panel members for discussion.

Mr. Boswell inquired about the garage side elevations, specifically about the use of brick on one side of the door and board and batten materials on the other side.

Mr. Ed Hord had similar comments about the use and transition between materials.

Ms. Cecily Bedwell stated that it is difficult to read and understand from the 3D rendering how the detailing works, the west elevation is geometrically too busy because there are no distinctions between materials. She also commented that landscaping is proposed nicely.

Mr. Mitchell Kellman and Mr. David Martin both had no additional comments.

DISPOSITION:

Ms. Bedwell made the motion to approve the plan with the following conditions:

1. Resolve the changes on the elevations between the brick masonry and board and batten to transition at window frames.
2. Refine the details of the eave trim versus the window surrounds and include differentiated sills.
3. Include a precast sill to top the masonry elements and to cap the masonry site walls.

The motion was seconded by Mr. Ed Hord and approved by acclamation at 7:51pm.

ITEM 4

PROJECT NAME: 1401 W. Joppa Road

DRP PROJECT #: 609

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

1401 W. Joppa Road was presented by Mr. Chris Mudd, followed by Mr. Toby Mink. The proposed single family house is to be located at 1401 Joppa Road. The property will consist of .6995 acres.

The house design will consist of a 4,098 sf of finished space. The house is designed by architect, Mr. Greg Little. The proposed materials include multiple textures, real stone veneer and multiple window applications. The site is well buffered and there will be no visibility from Joppa Road.

DESIGN REVIEW PANEL COMMENTS:

Mr. David Martin, DRP Chairman, opened up the floor to the panel members for discussion.

Mr. Boswell suggested to remove the front windows shutters as there were no shutters proposed on the rest of the house.

Ms. Cecily Bedwell suggested to provide differentiation of windows sills and headers over the windows, and to include a 10' band board to transition between base material and siding.

Mr. Mitchell Kellman and Mr. David Martin had no comments.

DISPOSITION:

Ms. Bedwell made the motion to approve the plan with the following conditions:

1. Provide a 10" nominal band board where the siding meets the water table.
2. Provide differentiation of window sills and headers over windows.
3. The one remaining rake on the front elevation should be properly returned.
4. Remove the shutters from the two front windows.

The motion was seconded by Mr. Ed Hord and approved by acclamation at 8:08pm.

ITEM 5

PROJECT NAME: 1403 W. Joppa Road

DRP PROJECT #: 610

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

The project was presented by the owner, Mr. Chris Mudd.

The proposed single family house, traditional craftsman style home, includes multiple textures, real stone veneer, multiple window applications, a chimney, and 3-car garage.

DESIGN REVIEW PANEL COMMENTS:

Mr. David Martin, DRP Chairman, opened up the floor to the panel members for discussion.

Mr. Boswell stated the neighborhood association contacted him about the run-off from the site and what has been done to mitigate water run-off. Mr. Mudd explained the stormwater management and how the run-off will be directed to the underground drain and to the above ground swale. Additionally, new trees will be planned to assist with stormwater management.

Mr. Ed Hord had no comments.

Ms. Cecily Bedwell was pleased to hear that the applicant is going to use real veneer stone. She suggested to include a 10' nominal trim band board above the water table and commented that the overall details were nicely presented.

Mr. Kellman and Mr. David Martin had no comments.

Ms. Jenifer Nugent asked what kind of material will be used for the base.

Mr. Mudd answered that potentially it will be stone veneer.

DISPOSITION:

Ms. Bedwell made the motion to approve the plan.

Note: Applicant is to provide base material detailing to the Department of Planning prior to submitting building permit application.

The motion was seconded by Mr. Boswell and approved by acclamation at 8:21 pm.

ITEM 6

PROJECT NAME: 1216 Boyce Avenue

DRP PROJECT #: 611

PROJECT TYPE: RRLRAIA Residential Review

PROJECT DESCRIPTION:

The project was presented by Mr. Aaron Feivelson. Sunfire Custom Homes will be constructing a new 4,274 sf home at 1216 Boyce Avenue designed by Dean Thomas Design Group. The new home will feature two story living with a main floor space of 2,569 sf, an upper floor space of 2,463 sf and include 1,990 sf of developed living space below grade. The home includes an attached 1,216 sf. 3-car garage. The property will be landscaped by Stonehill Design to enhance the existing natural vegetation on the property.

SPEAKERS:

Mr. Mark Heckman, resident of 7805 Overbrook Road expressed his concerns about site planning and site grading issues.

Mr. David Wingate, resident of 1218 Boyce Avenue expressed his concern about stormwater and the location of the proposed driveway which is too close to his property. Mr. Wingate suggested to use the existing driveway to the property.

DESIGN REVIEW PANEL COMMENTS:

Mr. David Martin, DRP Chairman, opened up the floor to the panel members for discussion.

Mr. Boswell asked to address community's concerns about stormwater run-off.

The applicant explained that with the current proposed plan about 70% of storm water run-off was reduced.

Mr. Ed Hord stated that east elevation should be redesigned to remove the bulky shaped box.

Ms. Cecily Bedwell agreed with Mr. Hord and asked if material to be used will be stucco, and added that additional landscaping would help with the stormwater issues.

Mr. Kellman asked if sediment and stormwater plans were approved.

DISPOSITION:

Mr. Hord made the motion to approve the plan with the following conditions:

1. Redesign the east façade to remove the bulky shaped box.
2. Provide lime stone base around all facades so stucco does not wick water from the ground plane.

The motion was seconded by Mr. Boswell and approved by acclamation at 8:54 pm.

The DRP meeting adjourned at 8:55 pm.

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment11/18DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)N/C11/27DEPS
(if not received, date e-mail sent _____)Comment11/27

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)NO Obj
w/condition

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

12/10

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

Letters

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/21/18SIGN POSTING (1st) Date: 11/18/18 by CyleSIGN POSTING (2nd) Date: _____ by _____PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Account Identifier:			District - 09 Account Number - 2300011692							
Owner Information										
Owner Name:			DIDRIKSEN NEIL W BROWN JANE C				Use: Principal Residence:		RESIDENTIAL NO	
Mailing Address:			11659 ST DAVIDS LANE LUTHERVILLE MD 21093-				Deed Reference:		/39466/ 00231	
Location & Structure Information										
Premises Address:			208 WOODBROOK LN BALTIMORE 21212-				Legal Description:		2 AC PAR EXEMPT NS WOODBROOK LN 2200 FT W CHARLES ST	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0079	0005	0383		0000				2017	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:					
					Tax Class:					
Primary Structure Built 1900			Above Grade Living Area 1,339 SF		Finished Basement Area		Property Land Area 2.0000 AC		County Use 04	
Stories 2	Basement NO	Type STANDARD UNIT	Exterior FRAME	Full/Half Bath 1 full	Garage	Last Major Renovation				
Value Information										
			Base Value		Value		Phase-In Assessments			
					As of 01/01/2017		As of 07/01/2018		As of 07/01/2019	
Land:			525,500		525,500					
Improvements			0		0					
Total:			525,500		525,500		594,467		525,500	
Preferential Land:			0						0	
Transfer Information										
Seller: WINICKI FAMILY TRUST LLC				Date: 10/02/2017				Price: \$1,350,000		
Type: ARMS LENGTH IMPROVED				Deed1: /39466/ 00231				Deed2:		
Seller: WINICKI PAUL M/ KAREN C				Date: 05/16/2001				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /15208/ 00527				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				Deed2:		
Exemption Information										
Partial Exempt Assessments:			Class		07/01/2018		07/01/2019			
County:			030		500.00		500.00			
State:			030		500.00		500.00			
Municipal:			030		0.00 0.00		0.00 0.00			
Tax Exempt:			Special Tax Recapture:							
Exempt Class:			NONE							
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				

The Honorable John E. Beverungen, Esq.
Administrative Law Judge
Office of Administrative Hearings
Baltimore County, Maryland
Jefferson Building
105 W. Chesapeake Ave.
Towson, MD 21204



December 7, 2018

RE: Case Number 2019-0120-A
208 Woodbrook Lane
Requested variance to permit "a proposed replacement single family dwelling with a front yard setback of 32.8 ft. in lieu of the required 50 ft."

Dear Judge Beverungen,

We are the owners of 120 Woodbrook Lane. Our property borders the 208 Woodbrook Lane lot on the east, west and north sides. We have been informed that the new owner of the 208 Woodbrook Lane property has requested a waiver to the required 50 foot front yard setback for the construction of a new residence. Given the currently planned building site, we respectfully oppose any such waiver.

We have discussed the location of the proposed new residence with the new owner in good faith. Unfortunately, the proposed site of the new residence to be constructed varies substantially from the site of the original 208 Woodbrook Lane single-family dwelling. Based on our discussions and review of the marked location of the proposed new structure, the proposed building site is unacceptable to us and we oppose any waiver to the required 50-foot front yard setback.

The combination of a setback waiver and the current proposed building location would create several concerns unacceptable to us as immediately adjacent homeowners. We have specifically requested that the currently marked building footprint be moved westward -- closer to the site of the original 208 Woodbrook Lane residence which was demolished by the new owners. Keeping the location of the proposed new structure closer to the site of the original residence would better maintain the look and feel of the neighborhood, maximize privacy for both the new 208 Woodbrook Lane owners and existing neighbors, and minimize local environmental impact by locating the new structure on the lower slope of the property. Most of our property and the 208 Woodbrook Lane property were placed in environmental trust due to the historically and environmentally sensitive location immediately adjacent to Lake Roland. We have requested that conservation of trees be maximized and that tall plantings for coverage from street view of the new structure be installed. Keeping the new building location closer to the site of the original 208 Woodbrook Lane residence would minimize

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disturbance of the steep hillside between our properties, minimize the need to remove old-growth specimen trees along that hillside, and minimize erosion and overall environmental impact. We first contacted Baltimore County with these concerns in a letter dated August 20, 2017.

Based on our recent detailed review of the proposed building site, surrounding topography, and relation to existing neighboring residences, relocating the site of the new residence 45 feet westward from the proposed building site would substantially mitigate our concerns regarding a setback waiver and the negative impact such a waiver would impose in the currently proposed location.

If it is agreed in writing that the new residence shall be moved at least 45 feet west from its currently marked location, no new structures shall be built east of the new structure, and trees and plantings are satisfactorily addressed, we would consider withdrawing our opposition to a reasonable setback waiver.

Thank you for your time and consideration regarding this matter.

Sincerely yours,



Aerlyn Dawn
Baltimore, MD 21212
(443) 257-0693

&



Marianne Dawn

The Honorable John E. Beverungen, Esq.
Administrative Law Judge
Office of Administrative Hearings
Baltimore County, Maryland
Jefferson Building
105 W. Chesapeake Ave.
Towson, MD 21204



December 9, 2018

Reference: Case Number 2019-0120-A
Proposed set-back waiver for 208 Woodbrook Lane, Baltimore, MD 21212

Dear Judge Beverungen,

As the owner on Woodbrook Lane residing immediately across the street adjacent to the land at 208 Woodbrook Lane, this letter is presented to respectfully oppose any waiver of the set-back provision being sought for the new dwelling at 208 Woodbrook Lane. Communications regarding the location on the property of a new dwelling also took place with Baltimore County, including a letter dated August 20, 2017 expressing numerous and similar concerns.

There have also been various more recent communications with the new owner who performed the demolition of the prior single family dwelling at 208 Woodbrook Lane, and who intends to build on this property, about preferred locations for the proposed structure. Based on those discussions and subsequent reviews of the marked location of the proposed new structure, the proposed dwelling location is not acceptable under the current conditions.

The set-back combined with the current proposed location of the structure creates several concerns unacceptable as an immediately adjacent home owner. Specific requests include that the current marked footprint of the proposed new structure be moved westward, closer to the original footprint of the original 208 Woodbrook Lane single family dwelling, and that conservation of trees be maximized and tall plantings for coverage from street view of the new structure be put in place. The location of a new dwelling closer to the previous dwelling will maintain the look and feel of the neighborhood, significantly maintain the privacy for existing homes, and create a more environmentally friendly footprint on the lower part of the slope of the property. In addition, moving the location westward to the location of the previous dwelling will eliminate concerns for safety of having adjacent driveways too close to each other for a narrow road such as Woodbrook Lane. Based on the most recent review of the property, plans and measurements, moving the property 45 feet westward from its current plan and related markings would mitigate the downside of a set-back waiver and how that would negatively impact the circumstances of the dwelling location.

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If it is agreed in writing by the new owner that a new structure is to be moved 45 feet west from its currently marked location, no new structures are built east of the new structure, and the trees and plantings are satisfactorily addressed, we can consider not opposing a reasonable set-back request. These combination of factors can mitigate the concerns expressed herein and in the 2017 communications with the County.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jorge A. Celaya', written over a circular stamp or seal.

Jorge A. Celaya
205 Woodbrook Lane
Baltimore, MD 21212

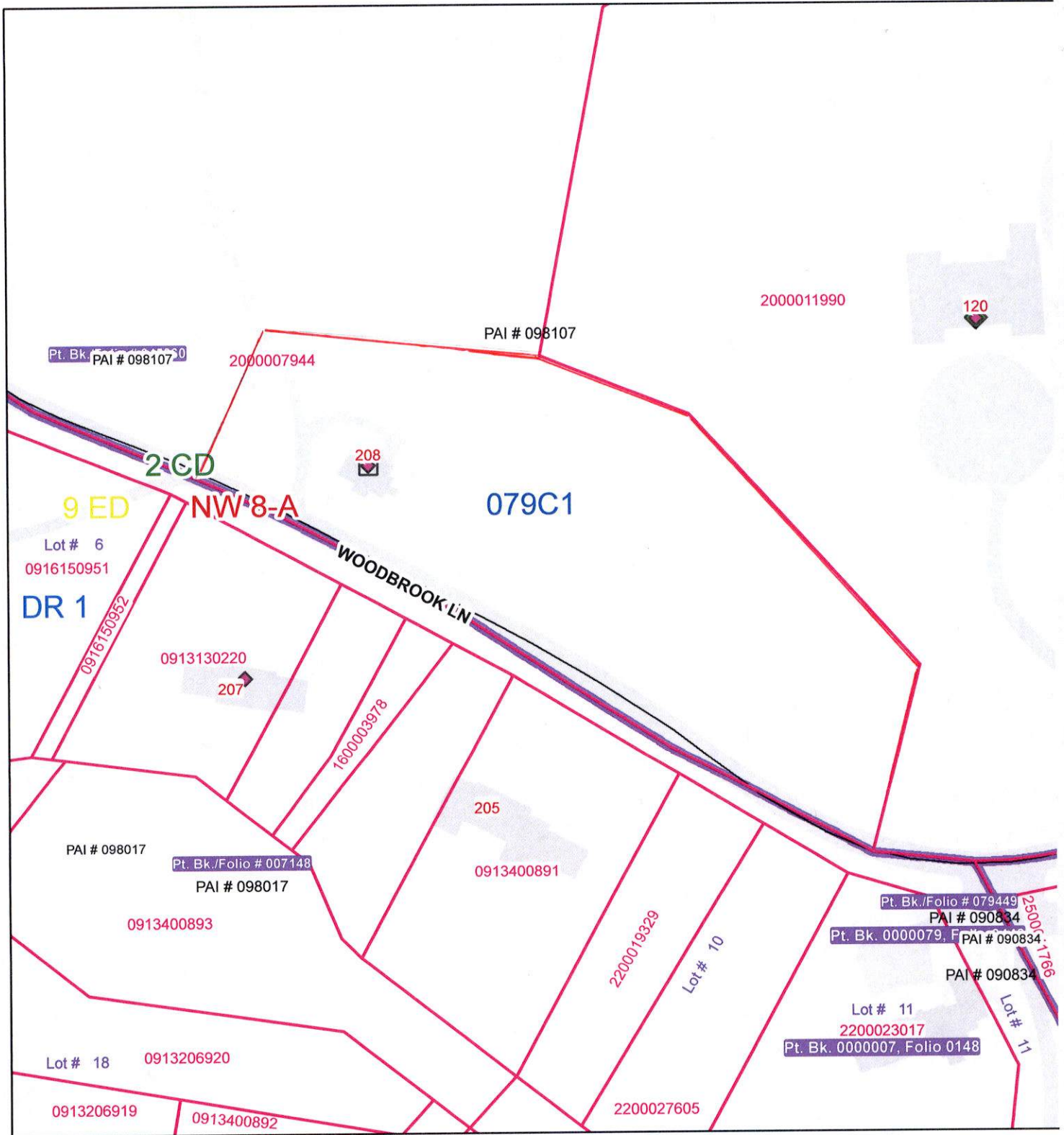
Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 09 Account Number - 2300011692			
Owner Information					
Owner Name:	DIDRIKSEN NEIL W BROWN JANE C		Use:	RESIDENTIAL	
Mailing Address:	11659 ST DAVIDS LANE LUTHERVILLE MD 21093-		Principal Residence:	NO	
			Deed Reference:	/39466/ 00231	
Location & Structure Information					
Premises Address:		208 WOODBROOK LN BALTIMORE 21212-		Legal Description:	2 AC PAR EXEMPT NS WOODBROOK LN 2200 FT W CHARLES ST
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0079	0005	0383		0000	
					Assessment Year: 2017
					Plat No: Plat Ref:
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1900	1,339 SF		2.0000 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	FRAME	1 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2017	07/01/2018	07/01/2019	
Land:	525,500	525,500			
Improvements	0	0			
Total:	525,500	525,500	594,467	525,500	
Preferential Land:	0			0	
Transfer Information					
Seller: WINICKI FAMILY TRUST LLC		Date: 10/02/2017		Price: \$1,350,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39466/ 00231		Deed2:	
Seller: WINICKI PAUL M/ KAREN C		Date: 05/16/2001		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /15208/ 00527		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	030	500.00		500.00	
State:	030	500.00		500.00	
Municipal:	030	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Item # 0120

208 Woodbrook Lane, Tax #23-U0-011-692



Publication Date: 10/15/2018



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet

Item # 0120

WAS DETERMINED BY
TOUR COVERED BY
E FOOT OF
ID HYDRAULIC
S THE ESTIMATED
AS WELL AS THE
OF ADDED FREEBOARD
IRIT LETTER



ESTIMATED BASE FLOOD
AT ELEVATION 86

ESTIMATED BASE FLOOD ELEVATION INCLUDING ONE FOOT OF FREEBOARD AT ELEVATION 87.

PR/ UNDERGROUND —
MICRO-BIORETENTION
FACILITY #2

SCALE: 1"=20'

J&MK PROPERTIES LLC
24 KNIGHTSBRIDGE COURT
TAX MAP 72
PARCEL 445
PLAT 0042/0078
DEED REFERENCE 38757/380
TAX ACCOUNT 1800000574
ZONED DR 16

BALTIMORE COUNTY MARYLAND
SOUTH FIELD DRIVE
TAX MAP 72
PARCEL 1231
PLAT N/A

DEED REFERENCE 15257/122
TAX ACCOUNT 2100005820
ZONED DR 1 NC

CONDO (12 UNITS) —
4543 ASPEN MILL RD.
TAX MAP 72
PARCEL 1302
PLAT 20/87

DEED REFERENCE 12449/549
TAX ACCOUNT 2200029332
ZONED RESIDENTIAL

CONDO (12 UNITS) —
8356 POLAR MILL ROAD
TAX MAP 72
PARCEL 1302
PLAT 20/55
DEED REFERENCE 22707/146
TAX ACCOUNT 2200028370
ZONED RESIDENTIAL

CONDO (12 UNITS) —
8326 POLAR MILL ROAD
TAX MAP 72
PARCEL 1302
PLAT 20/13

DEED REFERENCE 24560/014
TAX ACCOUNT 2200027403
ZONED RESIDENTIAL

CONDO (12 UNITS) —
8241 POLAR MILL ROAD
TAX MAP 72
PARCEL 1302
PLAT 19/115
DEED REFERENCE 36049/128
TAX ACCOUNT 2200026578
ZONED RESIDENTIAL

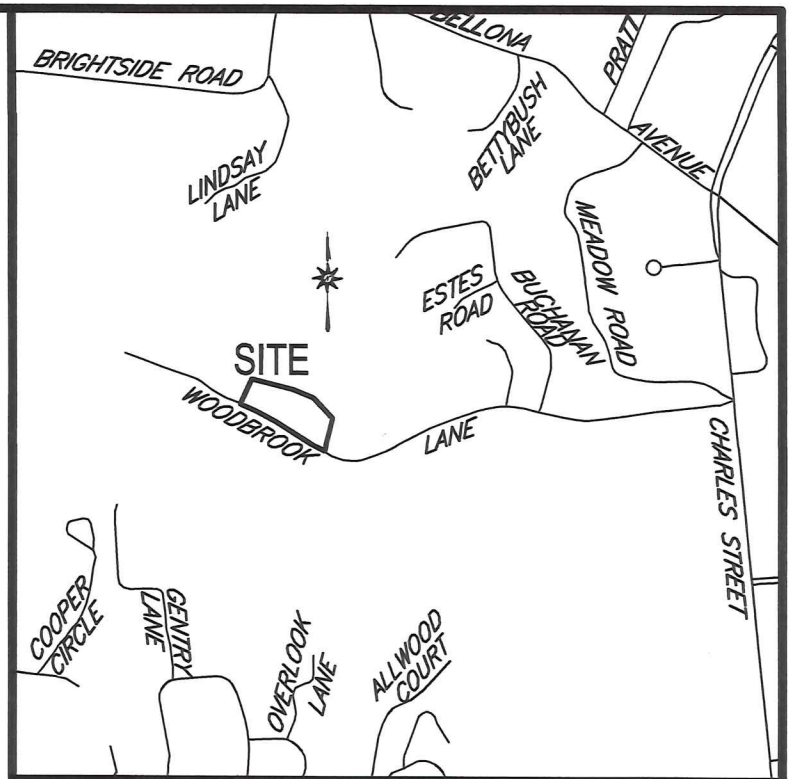
CASE NO. 1959-4717-X - PETITION FOR
TO USE PROPERTY FOR CONSTRUCTION, C
MAINTENANCE OF A STEEL TOWER TRANSM
GRANTED AUGUST 20, 1959.

CASE NO. R-1971-0174-X - PETITION F
FROM R-6 TO RA ZONE PARCEL 1, BR Z
RA ZONE PARCEL 3 FOR CHANGE IN THE
OF THE ZONING MAP AND BECAUSE OF E
ZONING CLASSIFICATION. PETITION FOR SI
USE PARCEL 3 FOR THE CONSTRUCTION O
BUILDINGS. DENIED JANUARY 25, 1971.

CASE NO. R-1971-0175 - PETITION FOR
RECLASSIFICATION FROM R-6 ZONE TO BR
IN THE AREA SINCE ADOPTION OF THE ZO
BECAUSE OF ERROR IN ORIGINAL ZONING
PETITION FOR SPECIAL EXCEPTION TO USE
CONSTRUCTION OF OFFICES OR OFFICE BU
BE REDISTRICTED FROM AN UNDISTRICTED
DISTRICT TO ALLOW PLAN DEVELOPMENT F
CORE. DENIED JANUARY 25, 1971; DISMISS
1973.

CASE NO. R-1972-0050 - PETITION FOR
RECLASSIFICATION FROM DR-5.5 (R-C) TO
1), A BR ZONE (PARCEL 2), A MLR ZONE
DR ZONE (PARCEL 4) FOR ERROR IN REC
DR-5.5 PLACED ON ZONING MAPS. PETITION
REDISTRICTING FROM AN UNDISTRICTED AR
(PARCEL 1) AND A CSA DISTRICT (PARCEL
PARCEL 1 TO BE DEVELOPED AS A COMM
SERVE THE AREA AND TO ALLOW PARCEL
FOR VEHICULAR ORIENTED USAGES. GRANT
CASE NO. 2018-0059-SPHXA - PETITION
COMMERCIAL USE THROUGH A RESIDENTIAL
A FUEL SERVICE STATION ON AN INDIVIDU
ALLOW A MAXIMUM OF 4 ENTERPRISE SIGN
AND 1 CANOPY ON FRONT AND REAR FAC
TENANT BUILDING. PETITION TO ALLOW A
ENTERPRISE SIGN ON A LOT WHICH HAS A
CO-TERMINOUS WITH A RIGHT-OF-WAY LI
BUT TO WHICH THE PREMISES DOES NOT
ALLOWED PEDESTRIAN OR VEHICULAR ACC
ALLOW A LANDSCAPE TRANSITION AREA A
IN WIDTH IN A SIDE YARD ABUTTING NON-
LAND.

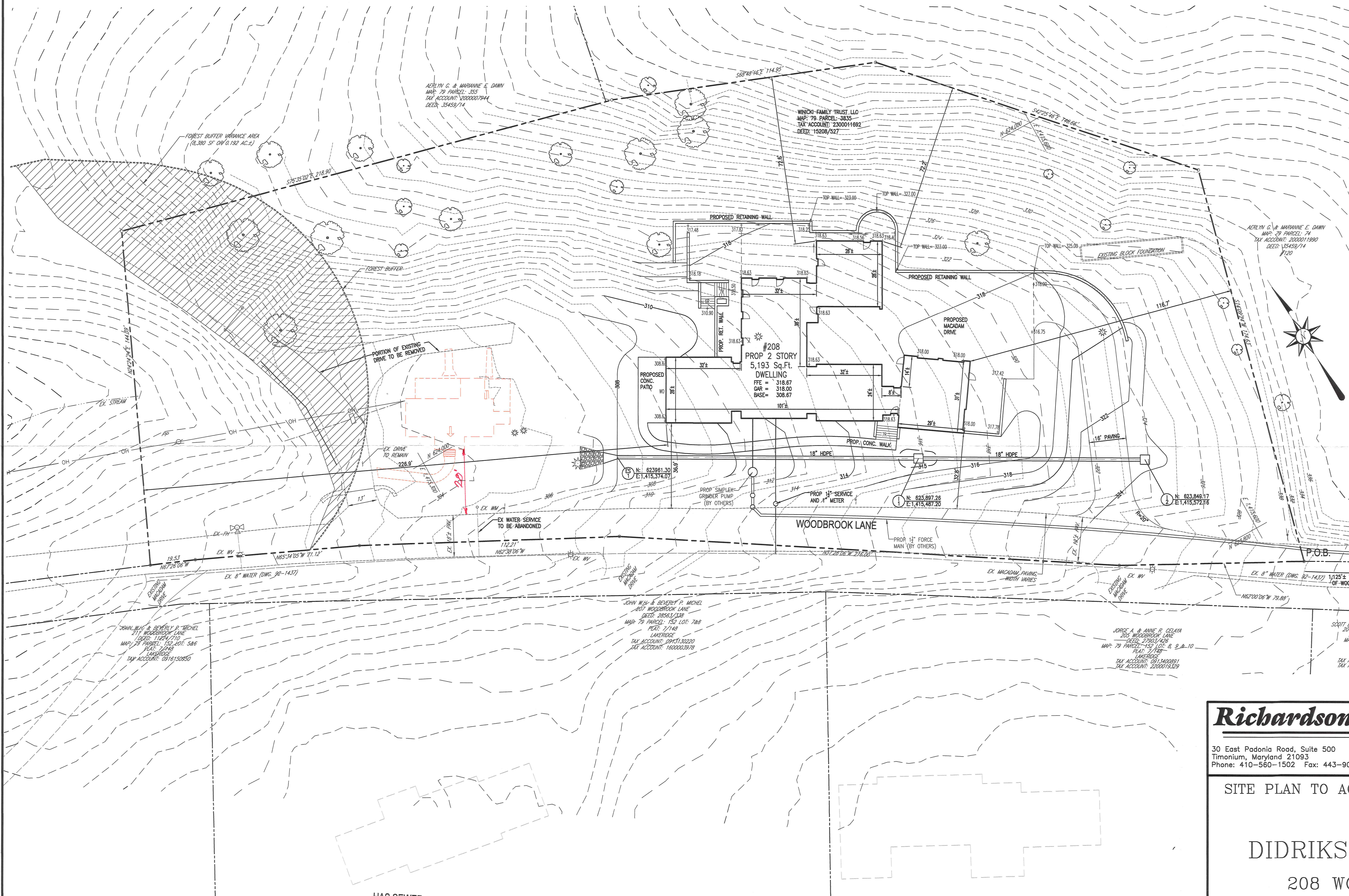
DRC NO. 110717C - A FUEL SERVICE ST
WITH A CONVENIENCE STORE AND CARRYO
OUTDOOR SEATING WAS DETERMINED TO B
EXEMPTION UNDER SECTION 32-4-106(b)
NOVEMBER 13, 2017.



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER:
NEIL DIDRIKSEN & JANE BROWN
11659 ST. DAVIDS LANE
LUTHERVILLE, MD 21093
- SITE AREA: 87,122 SF OR 2.00 AC.±
- USES:
EXISTING: 1 SINGLE FAMILY DWELLING
PROPOSED: 1 SINGLE FAMILY DWELLING
- UTILITIES:
PUBLIC WATER AND SEWER.
- DEED REF: 39466/231
- TAX ACCOUNT #2300011692
- ZONING: DR1
(PER 200 SCALE GIS TILE # 79C01)
- TAX MAP #79, PARCEL #383.
- WATERSHED: JONES FALLS
- THERE IS NO 100 YEAR FLOOD PLAIN ON SITE.
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- NEITHER THE SITE NOR THE STRUCTURES LOCATED ON SITE ARE HISTORIC.
- THERE ARE NO KNOWN HAZARDOUS MATERIALS LOCATED ON SITE.
- PREVIOUS PERMITS ON FILE:
B943749 ISSUED 02/14/2018; DEMOLITION OF SINGLE FAMILY DWELLING.
B909010 ISSUED 11/04/2016; GRADING OF 6,600 Sq.Ft.
- CONTOURS ARE BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY GERHOLD CROSS & EDZEL DATED 12/19/2016 SUPPLEMENTED BY BALTIMORE COUNTY GIS TOPOGRAPHY.
- BUILDING SETBACKS:
TYPE REQUIRED PROVIDED
FRONT 50' 32.8' **
SIDE 50' 116.7'
REAR 50' 72.2'
** VARIANCE REQUEST FOR A FRONT YARD SETBACK OF 32' IN LIEU OF THE REQUIRED 50'.



Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

SITE PLAN TO ACCOMPANY ZONING PETITION
FOR

DIDRIKSEN RESIDENCE
208 WOODBROOK LANE

BALTIMORE COUNTY
9TH ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	DNM	DNM	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	10-04-18	18006	1 OF 1

PETITIONER'S

EXHIBIT NO. 1

PLAN
SCALE: 1" = 20'



1. OWNER:
NEIL DIDRIKSEN & JANE BROWN
11659 ST. DAVIDS LANE
LUTHERVILLE, MD 21093

2. SITE AREA: 87,122 SF OR 2.00 AC.±

3. USES:
EXISTING: 1 SINGLE FAMILY DWELLING
PROPOSED: 1 SINGLE FAMILY DWELLING

4. UTILITIES:
PUBLIC WATER AND SEWER.

5. DEED REF: 39466/231

6. TAX ACCOUNT #2300011692

7. ZONING: DR1
(PER 200 SCALE GIS TILE # 79C01)

8. TAX MAP #79, PARCEL #383.

9. WATERSHED: JONES FALLS

10. THERE IS NO 100 YEAR FLOOD PLAIN ON SITE.

11. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA (CBCA).

12. NEITHER THE SITE NOR THE STRUCTURES LOCATED ON
SITE ARE HISTORIC.

13. THERE ARE NO KNOWN HAZARDOUS MATERIALS
LOCATED ON SITE.

14. PREVIOUS PERMITS ON FILE:
B943749 ISSUED 02/14/2018; DEMOLITION OF SINGLE
FAMILY DWELLING.
B909010 ISSUED 11/04/2016; GRADING OF 6,600
Sq.Ft.

15. CONTOURS ARE BASED ON A TOPOGRAPHIC SURVEY
PERFORMED BY GERHOLD CROSS & EDZEL COUNTY
12/19/94, SUPPLEMENTED BY BALTIMORE COUNTY
GIS TOPOGRAPHY.

16. BUILDING SETBACKS:

TYPE	REQUIRED	PROVIDED
FRONT	50'	32.8' **
SIDE	50'	116.7'
REAR	50'	72.2'

** VARIANCE REQUEST FOR A FRONT YARD SETBACK
OF 32' IN LIEU OF THE REQUIRED 50'.

6. BUILDING SETBACKS:		
TYPE	REQUIRED	PROVIDED
FRONT	50'	32.8' **
SIDE	50'	116.7'
REAR	50'	72.2'

** VARIANCE REQUEST FOR A FRONT YARD SETBACK OF 32' IN LIEU OF THE REQUIRED 50'.

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

SITE PLAN TO ACCOMPANY ZONING PETITION
FOR

DIDRIKSEN RESIDENCE

208 WOODBROOK LANE

BALTIMORE COUNTY
9TH ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: DNM	CHECKED BY: DNM	SCALE: 1" = 20'
	DATE: 10-04-18	JOB NO.: 18006	SHEET NO.: 1 OF 1